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Site Planning
Civil Engineering
Land Use Consulting
Project Management

February 4, 2016

Ms. Jennifer R. Woods, Associate Planner
City of Issaquah - Development Services
City Hall Northwest
1775 12th Avenue NW
Issaquah, WA 98027

Re: 1404-WLD Issaquah Townhomes, CPH Project No. 0054-15-022
Project Narrative and Response to Pre-Application Responses

Ms. Woods,

This correspondence is provided to introduce the proposed *1404-WLD Issaquah Townhomes* project along with a number of additional materials required for a complete Administrative Site Development Permit (ASDP) application. The materials provided with the ASDP are intended to demonstrate compliance with applicable City of Issaquah zoning and development standards, including those of the Central Issaquah Plan. The narrative of this letter also includes responses to certain key pre-application review comments received from City staff during the early design process.

PROJECT OVERVIEW, DEVELOPMENT DETAILS, AND ENTITLEMENTS

The project site is a single real property totaling approximately 0.5 acres (21,478 sf) within the Gilman neighborhood of the City of Issaquah. It is zoned Mixed-Use Residential (MUR) and is also located within the sub-area planning area designated as the Central Issaquah Plan (CIP). The current site address is 775 4th Avenue NW (King County tax parcel no. 884390-0445). A single-family residence, several outbuildings and a large commercial garage. These existing conditions are illustrated on the Existing Site Survey plan enclosed with the application. All structures on the property will be vacated and removed with the *1404-WLD Issaquah Townhomes* project.

The project proposes to develop eleven new, three-story attached single-family townhomes in two separate building footprints. Building W1 is a 5-plex fronting the east side of 5th Avenue Northwest and the other, Building E2, is a 6-plex with main entries facing 4th Avenue Northwest. Garage entries for each of the individual units face inward of the site toward a paved vehicular access drive. This private drive traverses the central portion of the site from an improved residential access approach at 5th Avenue. The buildings are 3-story with a maximum height of just over 40 feet, which is in-line with the 40-foot base height and much less than the 65-foot maximum specified by Table 4.4 of the CIP Development Standards. The attached single-family townhomes are an allowed use in the MUR zone.

Both street frontages are proposed to be improved to full half-street sections with the project. Direction for the two different widening sections was provided by City staff at the most recent pre-application meeting. Both frontages provide a 6-foot wide concrete sidewalk, curb, and gutter separated by a continuous landscape strip. The 5th Avenue frontage improvement also includes a short, parallel parking pullout area.

Low impact development (LID) techniques are proposed with the project to control storm water peak runoff rate increases from the improved site. These include minimum pavement widths to reduce impervious coverage and bioretention facilities integrated into site landscaping areas. All of the planter islands between individual unit garages are proposed to be installed as bioretention facilities. These

features receive direct storm water runoff from the pollution generating surface of the paved private driveway as well as discharge from the townhome building roofs. Preliminary hydrologic modelling confirms that the size of these LID facilities provide the necessary sensitive lake treatment standard as well as a sufficient attenuation to conform with flow control standards per City of Issaquah surface water requirements. A preliminary Technical Information Report for the project is included with this submittal to provide additional detail on the storm drainage design.

Public water and sanitary sewer is available to the site from existing mains at 4th Avenue and 5th Avenue. The project proposes to extend the sanitary sewer main at 5th Avenue along the private onsite driveway to service each of the individual townhome units. City staff indicated in pre-application comments that such an extension would require the new facilities to be privately owned and maintained. The enclosed plans indicate as such. Domestic water to the new townhomes is proposed by installation of individual (or shared) services connected directly to either the existing 8-inch main at 4th or 5th Avenues. This configuration, too, is consistent with direction received during the pre-application phase of the project. The water service sizes are planned to accommodate both domestic and fire flow requirements for each individual unit. It has been confirmed with the Fire Marshall at East Side Fire and Rescue that the 1,962 gpm available from the existing 8-inch water mains is sufficient to satisfy fire flow requirements for the project.

A common open space area is proposed along the northern portion of the site. This area will also serve as a public pedestrian corridor as required by certain provisions of the CIP. It will include a 5-foot wide concrete paved trail connecting existing and improved City sidewalks at 5th Avenue and 4th Avenue. A minimum vegetated buffer of four feet is provided each side of this trail. The landscape design for this pedestrian corridor and open space area intends to provide a natural and pleasing environment that encourages public use while also maintains privacy for the adjacent residences.

Approval of the ASDP is necessary to complete the design review and initial land use entitlements for the project. Construction activities for the proposed site, utilities, and roadway frontage improvements are expected to be completed with a separate Site Work Permit review and approval process. Building permits will also be submitted for each of two townhome buildings subsequently or concurrent with portions of the ASDP process. It is the ultimate objective of the project to complete the townhomes as fee-simple parcels for sale. This will be accomplished through the subdivision process in accordance with current City of Issaquah municipal code standards following ASDP approval. The SEPA determination, site plan approvals, and neighborhood comments achieved with the ASDP process are intended to be applicable to and make for a more efficient subdivision and final plat approval process—with an ultimate objective of beginning construction in late Spring or early Summer 2016. City staff has indicated that this combined and sequential entitlements effort is an acceptable and achievable approach.

RESPONSE TO PRE-APPLICATION COMMENTS

Two separate pre-application meetings were completed for the *1404-WLD Issaquah Townhomes* project. These early design coordination meetings with City staff provided valuable feedback on site design criteria, available utility infrastructure, and process. The site plan and supporting documentation included with this ASDP submittal respond to and are intended to illustrate our team's efforts to comply with the direction provided by the City. The following are responses to several key topics of discussion at the latest pre-application meeting:

ACCESS DRIVEWAY WIDTH The planter and bioretention facility previously located at the center of the private driveway aisle have been removed and replaced with a single, 24-foot driveway behind the units. This provided more depth to the buildings and provides for a vehicular travel width compliant with City standards. That portion of the driveway entering the site and not being utilized for backing and entering maneuvers at the garage entries is proposed at a width of 20 feet. The 20-foot width provides sufficient width for passing vehicles, serves as a traffic calming measure, and implements an effective low impact development (LID) technique of reducing paved impervious surfaces.

RESIDENTIAL SPRINKLER SYSTEMS The two buildings will exceed a total floor area of 5,000 square feet as summarized on the enclosed civil/site and architectural plans. As such, all units will be equipped with approved fire sprinkler systems. Provisions for sprinklers also facilitates greater conformance with the fire flow requirements for the project without any upsizing of the existing water mains at 4th or 5th Avenues. The details and necessary backflow assembly configurations will be provided at the time of final engineering and/or building design.

FLOOR-AREA-RATIO (FAR) There is no minimum FAR in the MUR zone according to Table 4.4 of the CIP development standards. However, staff noted that the previous conceptual plans had FARs less than 1.0, which is notably less than the base FAR of 1.25 in the zone. Reducing the private driveway width to a typical 24 feet allowed for additional depth to the townhome buildings and that depth was further increased by moving the building facades nearer to the 4th and 5th Avenue frontages. The result was the currently proposed plan with an FAR of 1.14, which is closer to the 1.25 base value and still less than the maximum allowed FAR of 2.0.

PARKING The applicable parking standard for the project is provided by Table 8.10-1 of the CIP under the category of "single-family attached", which specifies 1 space per unit minimum and 2 spaces per unit maximum. The project proposes a total of 15 private, off-street parking spaces in the garages of the townhome units, which is well above the minimum and does not exceed a maximum of 22 spaces. The proposed frontage improvements will provide an additional 10 spaces of on-street frontage for public use, including use by visitors.

SITE AND BUILDING DESIGN The enclosed plans and architectural elevations included with this submittal provide the additional detail (and consideration) that City staff sought at the time of pre-application. This includes specifics regarding onsite landscaping, location of mailbox units (MBU), street trees, and the environment of the open space and pedestrian corridor area.

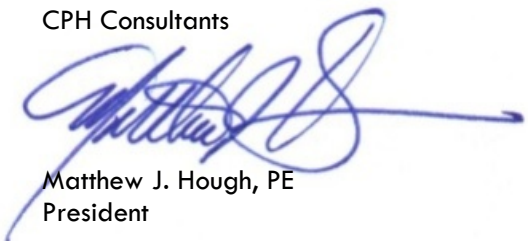
TREE RETENTION AND MINIMUM TREE DENSITY A tree inventory and health assessment was provided for the seven trees that exist on the site. Of these, only six of the trees are viable. The enclosed Tree Retention Plan illustrates a proposal to retain two cypress trees in the northeast portion of the onsite open space area for a total retention of thirty percent of the total existing (viable) tree caliper. This exceeds the minimum required retention of twenty five percent. These two trees, while healthy, are in a position where their long-term viability and potential hazard to pedestrians and the adjacent townhome building is a question. As such, it has been noted on the plan that replacement of these trees may be necessary if it is determined through the course of final design or construction that it is beneficial to remove them. The area of the open space provides adequate room for replacement ratios along with what is already proposed to meet minimum tree density. The enclosed landscape plan illustrates how the project will meet the minimum density required by CIP standard 10.10. So, at this time, no modification to the tree standards is being sought or believed to be necessary.

FIRE FLOW AND EXISTING WATER MAINS City staff indicated that available fire flow to the site with the existing public water mains at 4th Avenue and 5th Avenue would be a maximum of 1,962 gpm. They also indicated that the fire flow requirement for the project would be 3,500 gpm and upsizing of the existing 8-inch water mains at 4th and 5th Avenues would require upsizing to achieve that. Our team confirmed with the Fire Marshall at Eastside Fire and Rescue (see attached email correspondence) that the fire flow requirements for either of the buildings would not exceed 1,500 gpm based on their gross square footage and applicable building code, and this is without any consideration of fire sprinklers. The minimum required fire flow is even less when fire sprinklers are installed—as they will be with this project. As such, the available fire flow is sufficient to support the project without any upsizing and/or extension of the existing water main. This is reflected on the enclosed Water, Sewer, and Utility Plan.

Please, feel free to contact me directly if you have questions or require additional information to complete your review and processing of the ASDP. I very much appreciate your time and efforts. Our team looks forward to working with you through the successful completion of the *1404-WLD Issaquah Townhomes* project. Thank you.

Sincerely,

CPH Consultants



Matthew J. Hough, PE
President

Enclosures: e-mail correspondence re: fire flow standards (Mark

Cc: Ms. Melanie Clark (1404-WLD Issaquah Townhomes, LLC)
Copy to file

Matt Hough

From: Mark Lawrence <MLawrence@ESF-R.ORG>
Sent: Monday, February 1, 2016 12:45 PM
To: Matt Hough
Cc: Melanie Clark; Ryan
Subject: RE: Issaquah Townhomes - Fire Questions, 0054-15-022

Hi Matt,
Assuming these units are Townhomes as defined and are constructed via the IRC and not the IBC. (I believe the last time we talked we were not sure what code was going to be used.)
The total fire flow would be 1000 gpm for an individual unit under 3601 Sf with fire sprinklers and 1500 gpm for an individual unit >3600 SF with fire sprinklers. Each unit is its own fire area because of the IRC's requirement for a "true" fire wall with no openings between units.

If using the IBC your figurers below would be correct in using the total structure square footage of the building. This is because of the different fire wall requirements between the two codes.
I hope this helps.
Please feel free to call if there are any questions.

Thanks,
Mark

Mark Lawrence
Asst. Fire Marshal / CFI
Eastside Fire & Rescue

Direct: 425-313-3322
Fax: 425-391-8764
www.EastSideFire-Rescue.Org

From: Matt Hough [mailto:Matt@cphconsultants.com]
Sent: Friday, January 29, 2016 6:43 AM
To: Mark Lawrence
Cc: Melanie Clark; Ryan
Subject: RE: Issaquah Townhomes - Fire Questions, 0054-15-022

Good morning, Mark.

It's been a while and I didn't get right back to you on the square footage question on *Issaquah Townhomes* because our architect was just getting started on the building design and I wanted to give you real numbers. We have final floor plans

now and I would appreciate a few minutes of your time to confirm the fire flow that will be required for the project. The current site plan is attached for your reference.

The project is proposing attached townhomes in a 5-plex and 6-plex configuration. The units will be individually owned and all equipped with automatic sprinkler systems. The 6-plex has a total floor area, including garage space, of 13,300 sf. The 5-plex has a total floor area of 11,225 sf. Based on IFC section B105, including Table B1.05 it appears the following fire flows will be required:

- 6-plex (13,300 sf): 3,000 gpm for 3 hours without sprinklers or 1,500 gpm for 3 hours with sprinklers
- 5-plex (11,225 sf): 2,750 gpm for 2 hours without sprinklers or 1,375 gpm for 2 hours with sprinklers

Would you confirm that these fire flow expectations are what will be required for the project? I appreciate the time and assistance.

Thank you.

Matt Hough, PE
President

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From: Mark Lawrence [mailto:MLawrence@ESF-R.ORG]
Sent: Thursday, October 29, 2015 12:46 PM
To: Matt Hough <Matt@cphconsultants.com>
Subject: RE: Issaquah Townhomes - Fire Questions, 0054-15-022

Matt,
What is the total square footage of each of the two buildings including garages and covered decks?

Mark Lawrence
Asst. Fire Marshal / CFI
Eastside Fire & Rescue

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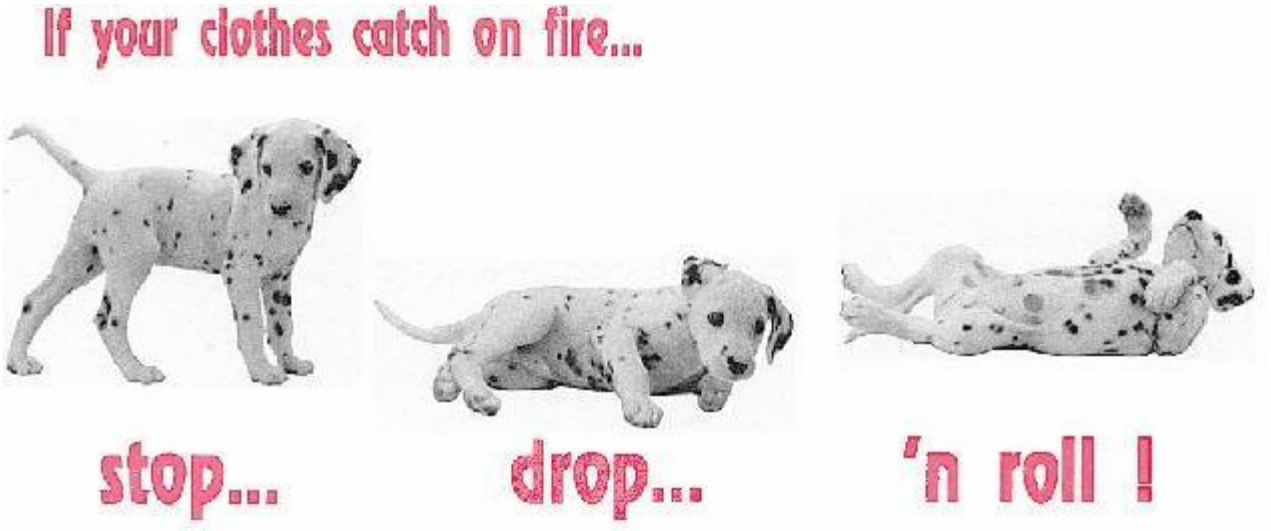

From: Matt Hough [mailto:Matt@cphconsultants.com]
Sent: Thursday, October 29, 2015 9:50 AM
To: Jeff Werre; Mark Lawrence
Cc: Ryan; Melanie Clark
Subject: Issaquah Townhomes - Fire Questions, 0054-15-022

Good morning, gentlemen.

I am not sure which of you will be reviewing a new project we're working on in the City of Issaquah, so I thought I would just contact both of you here to see who is available and willing to assist with some fire questions I have. The project is a small 11-unit townhome project in the City's Central Issaquah area. The site is located between 4th and 5th north of Holly Street and south of Juniper Street. A site plan is attached for your reference.

- The City's existing water system is an 8-inch ductile iron main that loops the entire block. They have confirmed in a recent pre-application meeting that more than 4,000 gpm is available to the site. The caveat, though, is that only 1,962 gpm is available at the maximum velocity of 9 fps. They also indicated that the required fire flow for this project would be 3,500 gpm. So, my questions are as follows:
- Construction of these townhomes will be a Type V-B. Based on that, can you confirm that our required fire flow will be determined based on IFC Table B105.1?
- Will the Fire Floor Area used with IFC Table B105.1 be the square footage of the individual townhome units or the net square footage of the combined building for the attached units?
- Will sprinklers be required?
- If sprinklers are provided, will that allow for a reduction in the required fire flow per IFC B105.2?
- If our fire flow requirements exceed the 1,962 gpm available from an individual hydrant, can we combine flows from two separate hydrants that are within 150 feet of the structure? (see attached exhibit).

I appreciate your time and assistance with this.

Thanks.

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MATT HOUGH, PE
PRESIDENT

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